Advice sheet

Examples of Material and Non-Material Planning considerations

Material	Non Material
Design and Visual Impact	The applicant
Privacy/Daylight/Sunlight	Land ownership
Noise/Smell/Pollution	Private Rights
Access/Traffic	Restrictive Covenants
Ecology/Landscape	Property Value
Crime	Competition
Economic Impact	Loss of View
Planning History/Related Decisions	Number of representations received
Cumulative Impact	Changes from a previous scheme
Sustainable materials	
Internal standards	